

QPRC Comprehensive LEP – Standard Technical Requirements for Spatial Datasets and Maps

Reliable and up-to-date spatial information contained within planning instruments and other plans is a resource critical to the work of planners and fundamental to a modern digital planning system.

The NSW Planning and Environment Department have developed standard technical requirements to update and consolidate the current standards for planning related spatial datasets and maps.

The following types of instruments, plans and policies are covered by standards;

- Environmental Planning Instruments (EPI)
- Local Environmental Plans (LEP)
- State Environmental Planning Policies (SEPP)
- Development Control Plan (DCP)
- Contribution Plans (CP)

The standard technical requirements have been determined by the Secretary of the Department of Planning and Environment (referred to as ‘the Department’) under section 158E (3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Words and expression in the standard technical requirements have the same meaning as they have in the *Environmental Planning and Assessment Act (EP&A Act)*.

The objective is to ensure Councils and other relevant bodies implement these standards to ensure LEP Spatial data fully and accurately reflects the content of the Standard Instrument. Common spatial data standards for state and local government improve efficiencies in the creation, assessment and publishing of LEPs. The QPRC Comprehensive LEP maps have been produced following these standards.

The following are explanations to the layer name or layer class for some of the QPRC Comprehensive LEP maps.

Land zones

The LZN dataset shows the zoning of all areas designated under the LEP.

The zone description for each zone class in the legend on the LZN map is:

	B1 Neighbourhood Centre
	B2 Local Centre
	B3 Commercial Core
	B4 Mixed Use
	B5 Business Development
	B7 Business Park
	E1 National Parks and Nature Reserves
	E2 Environmental Conservation
	E3 Environmental Management
	E4 Environmental Living
	IN1 General Industrial
	IN2 Light Industrial
	R1 General Residential
	R2 Low Density Residential
	R3 Medium Density Residential
	R4 High Density Residential
	R5 Large Lot Residential
	RE1 Public Recreation
	RE2 Private Recreation
	RU1 Primary Production
	RU2 Rural Landscape
	RU3 Forestry
	RU5 Village
	SP1 Special Activities
	SP2 Infrastructure
	W1 Natural Waterways

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Floor space ratio

FSR is the ratio of a building's floor area to the size of land that the building sits on, and is calculated by dividing the total floor area of a building by the total land area of the property.

The layer class in the map legend on the FSR map is a ratio $FSR = n:1$ and converts to:

I - 0.75
N - 1
S - 1.5
T - 2
V - 3

Height of Buildings

The height is defined as the vertical distance between ground level (existing) and/or AHD and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennas etc.

The layer class in the map legend on the HOB map is measured in meters and converts to:

D	5.5m
E	6m
F	6.5m
G	7.2m
I1	8m
I2	8.5m
J	9m
K	10m
M	12m
N	14m
O	16m
T	25m
U	30m

Lot sizes

When a lot is subdivided into one or more lots, each resultant lot area must be greater than or equal to the specified minimum subdivision lot size of the parent land parcel.

The layer class on the map legend on the LSZ map is measured in meters squared or hectares and converts to:

A	130m ²
D	330m ²
G	450m ²
M	600m ²
S1	800m ²
S2	850m ²
U1	1000m ²
U2	1500m ²
V	2000m ²
W1	3000m ²
W2	4000m ²
X1	5000m ²
X2	8000m ²
Y1	10000m ²
Y2	15000m ²
Z1	20000m ²
Z2	30000m ²
Z3	40000m ²
AA1	5ha
AA2	6ha
AB1	10ha
AB2	15ha
AB3	20ha
AB4	25ha
AB5	35ha
AB6	40ha
AC	80ha